

FAIRFAX COUNTY, VIRGINIA
2005 SOUTH COUNTY AREA PLANS REVIEW
NOMINATION TO AMEND THE COMPREHENSIVE PLAN

APR# 05-I-10A

Staff Use Only

Date Received: 9/21/05
Date Accepted: _____
Planning District: _____
Special Area: _____

SECTION 1: NOMINATOR/AGENT INFORMATION

Name: Martin D. Walsh on behalf of Madison Homes, Inc. Daytime Phone: (703) 528-4700 Contact: Elizabeth Baker

Address: Walsh Colucci Lubeley Emrich & Terpak, P.C., 2200 Clarendon Boulevard, 13th Floor, Arlington, VA 22201

Nominator E-mail Address: ebaker@arl.thelandlawyers.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):



Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:
Martin D. Walsh is the attorney and agent for Madison Homes, Inc.

SECTION 2: GENERAL INFORMATION

Check appropriate supervisor district: ☐ Braddock ☐ Lee ☒ Mason ☐ Mount Vernon ☐ Springfield

Total number of parcels nominated: 14

Total aggregate size of all nominated parcels (in acres and square feet): 484,677 sq. ft. 11.13 acres

Is the nomination a Neighborhood Consolidation Proposal: ☐ Yes ☒ No

SECTION 3: SPECIFIC INFORMATION – Attach either the Specific Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Section 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

SECTION 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS

See Section IV, #4, of the Citizen's Guide for instructions.

Current Comprehensive Plan text for nominated property:

Use the Plan on the Web for your citation. It is the most up-to-date. Link: www.fairfaxcounty.gov/dpz/.

See Attached

Current Plan Map Designation: Retail and Other

Proposed Comprehensive Plan Designation: See Attached

Mixed Use

If you are proposing Mixed Use, it must be expressed in terms of floor area ratio (FAR). The percentage and intensity/density of the different types of uses must be specific and must equal 100% of the total FAR proposed. The mix and percentage of uses provided by the nominator are what staff and the task force will review. Ranges are not acceptable.

Categories	Percent of Total FAR
Office	10
Retail	10
Public Facility, Gov & Institutional	0
Private Recreation/Open Space	0
Industrial	0
Residential*	80
TOTAL	100%

* If residential is a component, please provide the approximate number and type of dwelling unit as well as the approximate square footage per unit assumed (i.e., 300 mid-rise multifamily units at 800 square feet per unit). See Attached

Residential Land Use Categories

Categories expressed in dwelling units per acre (du/ac)	Number of Units
.1 - .2 du/ac (5-10 acre lots)	
.2 - .5 du/ac (2-5 acre lots)	
.5 - 1 du/ac (1 - 2 acre lots)	
1 - 2 du/ac	
2 - 3 du/ac	
3 - 4 du/ac	
4 - 5 du/ac	
5 - 8 du/ac	
8 - 12 du/ac	
12 - 16 du/ac	
16 - 20 du/ac	
20 + du/ac**	

** If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.

SECTION 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8 ½ x 11 inches. Maps in color will not be accepted.

SECTION 6: JUSTIFICATION

Each nomination must conform with the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- ☒ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.
- ☐ There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

All completed nomination forms must be submitted between July 1, 2005 and September 21, 2005 to:

Fairfax County Planning Commission Office
Government Center Building, Suite 330
12000 Government Center Parkway
Fairfax, Virginia 22035-5505

SECTION 3

SPECIFIC INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
71-1 ((20)) 2	John C. Webb, Trustee	4245 Markham Street	c/o AMF Bowling; 8100 AMF Dr Mechanicsburg, VA 23111	3.45 acres	70042510000698992480
71-1 ((20)) 1A	Exxon Corp.	7336 Little River Turnpike	Tax Dept 5467, P.O. Box 53 Houston, TX 77001	.71 acres	70042510000698992473
71-1 ((20)) 1B	Carlyn Properties Inc.	7334 Little River Turnpike	4733 Bethesda Avenue #650 Bethesda, MD 20814	.46 acres	70042510000698992435
71-1 ((20)) 3	Sang Y Choi LC Bog N. Choi LC	4231 Markham E. Center	7510 Lee Chapel Road Fairfax Station, VA 22039	3.14 acres	70042510000698992466
71-1 ((1)) 80	James Chang Hyun J. Chang	7326 Little River Turnpike	932 Saigon Road— 8550 Georgetown Pike, McLean, VA 22102	.98 acres	70042510000698992459
71-1 ((4)) 1 71-1 ((4)) 1A	Pelekidis Samaha Joint Venture	7320 Little River Turnpike	6305 Summerday Court Burke, VA 22015	.47 acres .02 acres	70042510000698992749
71-1 ((4)) 13A 71-1 ((4)) 13B	George Padiotis	N/A	6305 Summerday Court Burke, VA 22015	.04 acres .09 acres	70042510000698992497
71-1 ((4)) 13	George Padiotis ETUX Sabaha N. Samaha ETUX	4230 Annandale Road	6305 Summerday Court Burke, VA 22015	.89 acres	70042510000698992503
71-1 ((4)) 18B 71-1 ((4)) 18	Annandale Surplus Real Estates Inc.	N/A 4220 Annandale Road	4220 Annandale Road Annandale, VA 22003	.09 acres .48 acres	70042510000698992442

[illegible][illegible][illegible][illegible]

SECTION 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS

A. Current Comprehensive Plan Text

Sub-Unit A-2

Sub-Unit A-2 includes approximately 11 acres and is the location of the Markham East Center, a commercial bowling alley, and a variety of small retail and service businesses. The shopping center and bowling alley serve a valuable community shopping and recreation function which should be retained. This land unit is planned for community-serving retail use up to .35 FAR. Improvements to parking lot landscaping as well as pedestrian connections with adjacent higher-density residential neighborhoods should be provided or maintained to enhance the visual and functional aspects of the area. Effective screening and buffering should be provided adjacent to existing residential uses. This area also serves as a visual entry point to the Annandale CBC from the north and a focal point of the planned Annandale CBC Town Center area. Because of this, development of new uses adjacent to Annandale Road and/or Little River Turnpike should present primary facades to those streets and provide sidewalk access and landscaping complementary to streetscape improvements planned for the area.

Mixed-use Option--As an option, retail/office mixed use up to .50 FAR with ground level retail (height limit of 40 feet) may be considered provided that a development proposal includes at a minimum 1 acre and provides shared parking among uses located on the same or adjacent sites. Vehicular access should be consolidated.

Higher-Intensity Option, Town Center Area--The eastern and southern portions of Sub-Unit A-2, which are oriented to the intersection of Annandale Road and Little River Turnpike, are within the Annandale CBC Town Center area. Redevelopment in this area should provide for a variety of day and evening uses and a more urban, pedestrian oriented character than the remainder of the CBC. Structured parking as well as pedestrian amenities should be provided. To achieve this special character for this portion of the sub-unit, higher-intensity retail/office/residential mixed use up to .70 FAR may be considered provided that the following additional conditions are met:

- Parcel consolidation of at least two acres occurs;
- Building height is limited to 60 feet, or 75 feet if the top story is incorporated into a decorative roof element;
- Parking is located to the rear or below grade with the primary building facades facing Little River Turnpike and/or Annandale Road;
- A primary entrance should be provided from Annandale Road opposite Maple Place, if appropriate to the site;
- Retail uses are located on the ground floor with direct public access and display windows oriented to the street;

- Articulated rooflines and/or building corner features, such as entries or towers, are provided; and
- Streetscape treatments and pedestrian amenities, such as outdoor seating areas, works of art, or water features, are provided.

Under this town center option, intensity up to 1.0 FAR may be considered if the above conditions are met and if a residential component is included. If a cinema and/or hotel is incorporated as part of the mixed use development, an intensity exceeding 1.0 FAR may be considered provided that peak-hour vehicular trip generation is determined to be no greater than that for office use at .70 FAR. A housing component, such as Senior Independent Living or Working Singles residences as offered by the Fairfax County Redevelopment and Housing Authority, may also be considered subject to the same traffic generation limitation.

B. Proposed Comprehensive Plan Designation

The Nominator requests modification to the Higher Intensity Town Center Area option to permit a FAR of 1.5 with mixed-use development and maximum FAR of 2.25 with a residential/mixed-use project. The following Plan text is suggested:

Higher-Intensity Option, Town Center Area--~~The eastern and southern portions of Sub-Unit A-2, which are oriented to the intersection of Annandale Road and Little River Turnpike, are~~is within the Annandale CBC Town Center area. Redevelopment in this ~~area~~Sub-Unit should provide for a variety of day and evening uses and a more urban, pedestrian oriented character than the remainder of the CBC. Structured parking as well as pedestrian amenities should be provided. To achieve this special character for this portion of the sub-unit, higher-intensity retail/office/~~residential~~ mixed use up to ~~.70~~1.5 FAR may be considered provided that the following additional conditions are met:

- Parcel consolidation of at least two acres occurs;
- Building height is limited to ~~120 feet~~60 feet, or ~~75 feet if the top story is incorporated into a decorative roof element;~~
- Parking is located to the rear or below grade with the primary building facades facing Little River Turnpike, Markham Street and/or Annandale Road;
- ~~A primary entrance should be provided from Annandale Road opposite Maple Place, if appropriate to the site;~~
- Retail uses are located on the ground floor with direct public access and display windows oriented to the street;
- Articulated rooflines and/or building corner features, such as entries or towers, are provided; and
- Streetscape treatments and pedestrian amenities, such as outdoor seating areas, works of art, or water features, are provided.

Under this town center option, intensity up to ~~1.0~~2.25 FAR may be considered if the above conditions are met and if a residential component is included. ~~If a cinema and/or~~

~~hotel is incorporated as part of the mixed use development, an intensity exceeding 1.0 FAR may be considered provided that peak-hour vehicular trip generation is determined to be no greater than that for office use at .70 FAR. A housing component, such as Senior Independent Living or Working Singles residences as offered by the Fairfax County Redevelopment and Housing Authority, may also be considered, subject to the same traffic generation limitation.~~

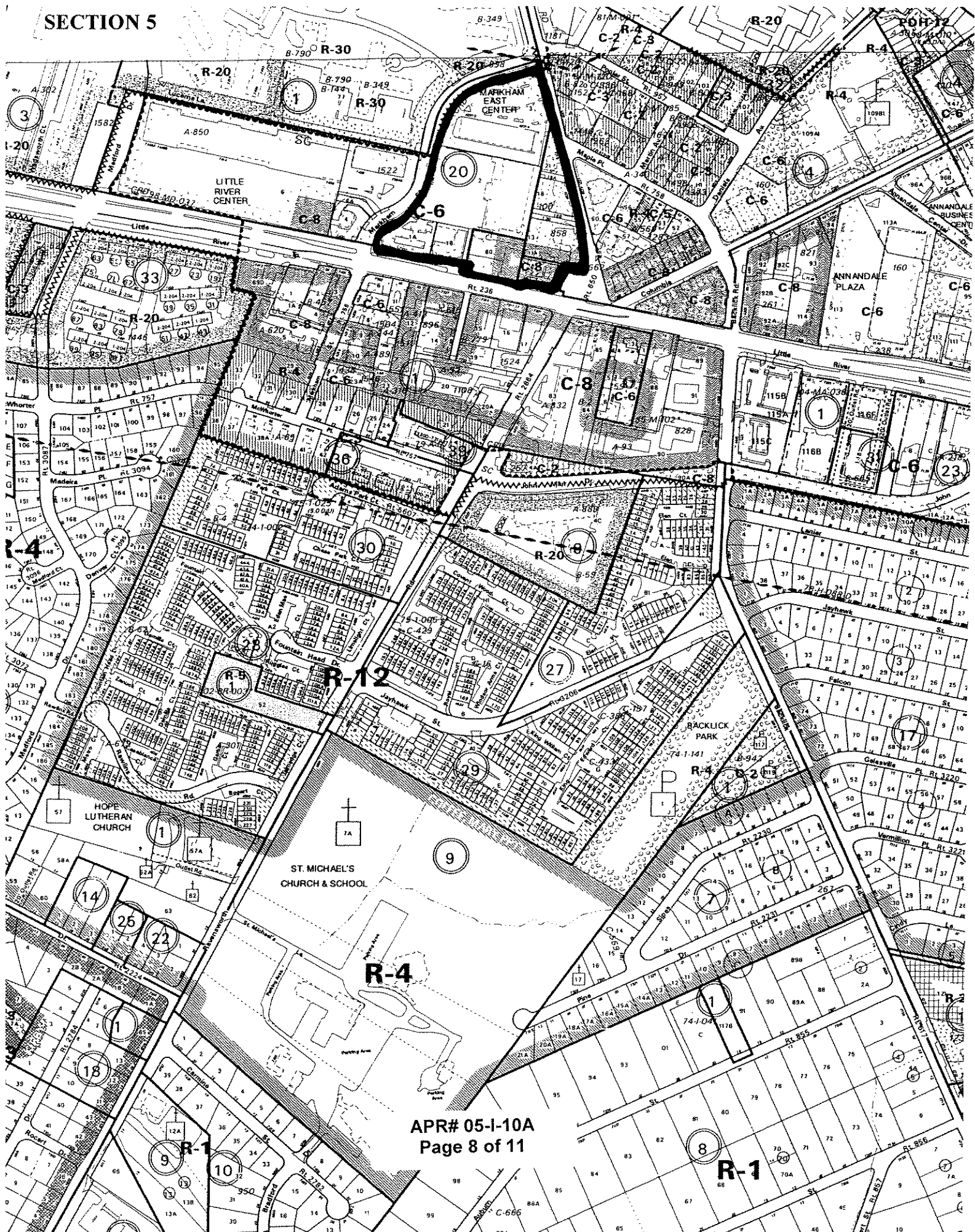
C. Mixed Use – Residential Component

450 Multi-family units at 1,162 square feet per unit (total of 523,000 square feet)

200 Two-over-Two townhomes at 1,745 square feet per unit (total of 349,000 square feet)

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SECTION 5



SECTION 6: JUSTIFICATION

The nominated property ("Property") is part of the Annandale Community Business Center and the Annandale Community Revitalization District. This Property is comprised of 14 parcels totaling 11.31 acres and is bounded by Little River Turnpike on the south, Markham Street on the west and Annandale Road on the east. It is identified as Sub-Unit A-2. The Nominator has included this entire Sub-Unit to ensure that a logical planning area is considered. The Nominator does not have an interest in all of the nominated parcels.

The Property is zoned to the C-6 and C-8 Districts and is developed with numerous retail/service uses and includes a bowling alley. The existing zoning permits by-right development of .40 FAR in C-6 and .50 FAR in C-8. The Property is currently planned for community-serving, retail uses at .35 FAR, with two higher intensity mixed-use options. The Plan identifies the eastern and southern portion of Sub-Unit A-2 as an important component of the Town Center Area of Annandale. The Town Center is "envisioned as a concentrated urban setting comprised of a higher intensity mix of retail, office and residential use", linked by pedestrian-oriented streets. This Town Center concept is a major departure from the existing pattern of development, which is typically very suburban in nature with individual retail buildings on separate parcels, uncoordinated architecture, surface parking, minimal landscaping, and poor pedestrian connections. To accomplish this wholesale change and create a vibrant Town Center requires incentives. In order to encourage redevelopment consistent with the Plan's vision for the Town Center, significant increase in intensity is required. The existing Plan options permitting a 1.0 FAR for a residential mixed-use is not sufficient to accomplish significant assemblage and redevelopment. This is evident in that since the County's adoption of the Town Center concept and the CRD implementation, there have been no significant redevelopment proposals in Sub-Unit A-2.

One problem is the fact that Sub-Unit A-2 has two designations – the eastern and southern portions of the Sub-Unit are designated as the CBC Town Center Area, with a specific set of recommendations and development guidelines, while the western portion is not designated for Town Center uses and, thus, has differing recommendations. This split designation also affects individual parcels within the Sub-Unit. Due to the clear roadway boundaries surrounding Sub-Unit A-2, we believe it is appropriate to designate all of Sub-Unit A-2 as Town Center. This would provide one consistent set of recommendations. Furthermore, an increase in the FAR at the two optional levels, along with minor revisions to conditions regarding height and uses, would provide the flexibility and incentive to redevelop and revitalize this key area. A maximum FAR of 2.25 with buildings height up to 120 feet would be sufficient to promote the redevelopment to the envisioned urban form.

Planning the Property for increased intensity will also help achieve stated goals and objectives of the County better than the current recommendations. Specifically, the nomination addresses the following objectives:

- Annandale CBC, Objective 1 – *"Encourage revitalization and redevelopment of portions of the Annandale CBC to create a more attractive and functionally efficient*

community-serving commercial area representing a community focal point and emphasizing pedestrian circulation."

- Policy Plan Revitalization Objective 1, Policy c – *"Develop revitalization strategies that have a high probability of success and sustainability because of their economic viability and recognition of market conditions affecting future economic growth. These revitalization strategies should promote the social and economic well-being of the area."*
- Policy Plan Revitalization Objective 1, Policy g – *"Provide incentives for the development and financing of revitalization projects to encourage private investment in revitalization."*

The current Plan recommendations do not permit the intensity of development and flexibility necessary to implement the Annandale CBC objectives stated above nor do they fully address the economic challenges of transforming older retail areas into high quality developments appropriate in a Town Center.

Quintero, Clara

From: Baker, Elizabeth D. [ebaker@arl.thelandlawyers.com]
Sent: Friday, October 28, 2005 10:43 AM
To: Quintero, Clara
Subject: RE: 2005 APR Nomination

Clara,
Under the proposed 1.5 FAR retail/office mixed use concept, we would propose 20-25% retail use, with the remainder office use. We believe, it would be difficult to market any retail above the ground floor. Thanks.

Elizabeth D. Baker
Land Use Coordinator
Walsh Colucci Lubeley Emrich & Terpak PC
703-528-4700

From: Quintero, Clara [mailto:Clara.Quintero@fairfaxcounty.gov]
Sent: Wednesday, October 19, 2005 3:15 PM
To: Baker, Elizabeth D.
Subject: 2005 APR Nomination

Ms Baker,

The Department of Planning and Zoning has received your APR nomination for property located in Sub-Unit A-2 in the Annandale Community Business Center. Although you have indicated that a proposed modification to the Higher Intensity Option is for retail/office mixed use up to 1.5 FAR, there is no indication of the percentages of the two different uses.

Please let us know which percentage of the proposed 1.5 FAR to attribute to the retail and office uses.

Thank you,

Clara

Clara Quintero Johnson
Fairfax County, Department of Planning and Zoning
Planning Division
703-324-1372
clara.quintero@fairfaxcounty.gov

This message contains information which may be confidential and privileged. Unless you are the addressee (or authorized to receive for the addressee), you may not use, copy or disclose to anyone the message or any information contained in the message. If you have received the message in error, please advise the sender by reply e-mail and delete all copies of the message. Thank you very much.